

MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
March 28, 2006
7:30 P.M.

COUNCIL CHAMBERS, 100 Gregory Lane, Pleasant Hill, CA 94523 www.pleasanthill.ca.gov (925) 671-5209

CHAIR: ROBERT ABBOTT MEMBERS: LOLA FELLINGER, JIM GIBLIN, KEN LOMBARDI, DAVID C. MASCARO, ALEX MCKINDRA, STEVE WALLACE
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Members of the audience wishing to speak on any matter must fill out a card and turn it in to the secretary. Items not on the agenda will be considered during the Public Comment portion of the meeting. Comments on any item under the Public Hearing portion of the agenda will be accepted only when the public hearing is opened for that item. Comments are limited to three minutes per speaker. Presentations made by applicants are limited to a maximum combined time of 15 minutes.

If the applicant or his or her representative fails to attend the public hearing concerning their application, the Planning Commission may take action to deny the application. An application may be entertained for continuance upon receipt of written notification of the applicant's inability to attend the hearing.

All matters listed under CONSENT CALENDAR are considered by the Commission to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a Commissioner prior to the time Commission votes on the motion to adopt. An appeal of the decision or conditions of the Planning Commission to the City Council must be filed with the City Clerk within ten days of the date of the mailed notice of decision. No agenda item will be considered after 10:30 p.m. Remaining items will be rescheduled. **An estimated time allotment for each public hearing item is indicated in italics.**

The Planning Commission meetings are telecast the Friday following the Tuesday meeting from 4 p.m. to 6 p.m. (the 2nd and 4th Fridays of the month).

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

STAFF INTRODUCTIONS

PUBLIC COMMENT

The public is welcome at this time to address the Planning Commission on any item, with the exception of items scheduled for Public Hearing at this meeting. Comments are limited to three minutes per speaker. Any public comments made regarding an item pending before the Commission do not go into the public record of that item.

APPROVAL OF MINUTES

January 24, 2006

[Minutes](#)

PUBLIC HEARINGS

1. DP 05-001, UP 05-004, KFC RESTAURANT, 635 CONTRA COSTA BOULEVARD
(60 minutes)

The applicant is requesting Development Plan permit and Use Permit approval from the City to redevelop an existing Kentucky Fried Chicken (KFC) restaurant site. The project entails the demolition of a 2,971 square foot KFC restaurant, without a drive-through

facility, and the development of a 3,052 square foot KFC/A&W Root Beer restaurant with a drive-through facility. A Use Permit is required for the new drive-through facility by section 18.25.020 of the Zoning Ordinance and for a request of “reduced parking for a single use” as provided by section 18.55.050 of the Zoning Ordinance.

The 23,005 square foot (.53 acre) site is located on the eastside of Contra Costa Boulevard approximately 750 feet south of the intersection at Contra Costa Boulevard and Chilpancingo Parkway. Assessor Parcel Number: 153-250-004.

Property Owner: Harman Management Corp./Applicant: Linda Budge, Geometra Planning

[Staff Report](#)
[Attachment A](#)
[Attachment B](#)
[Attachment C](#)
[Attachment D](#)
[Attachment E](#)
[Attachment F](#)
[Attachment G](#)
[Attachment H](#)
[Attachment I](#)
[Attachment J](#)

2. UP 05-006, GOLDEN CASTLE CENTER, 2245 MORELLO AVENUE C (30 minutes)

The applicant is requesting Planning Commission approval of a Use Permit for a proposed child drop-off day care center (KinderWorld Academy). A Use Permit is required for a *Day Care, General* facility located in an *RB - Retail Business* zoning designation.

The subject site is 12,571 square feet (8100 exterior and 4471 interior) and is located at the northwest corner of Taylor Boulevard and Morello Avenue in the Hillcrest Shopping Center. The tenant space is located just north of the Hope Center; in the most western space of the Hillcrest Shopping Center. The main vehicular access to the site is from Morello Avenue. Assessor Parcel Numbers: 152-240-025.

Property Owner: Thomas Lile / Applicant: Oleg Kinder, Golden Castle ADHC Center

Staff Report	
Attachment A	Attachment B
Attachment C	Attachment D
Attachment E	Attachment F
Attachment G	Attachment H
Attachment I	Attachment J
Attachment K	Attachment L
Attachment M	

DISCUSSION ITEMS

1. REVIEW OF PENDING PLANNING DIVISION APPLICATIONS

Staff will provide the Commission with a brief status report on active pending applications. At their discretion, Commissioners may ask questions and receive an update from staff regarding the status of any pending application.

[Pending Applications](#)

2. REVIEW OF THE DRAFT AGENDA FOR REGULAR MEETING ON APRIL 11, 2006

The next meeting of the Planning Commission will be a regular meeting on Tuesday, April 11, 2006. A draft agenda for this meeting, listing the scheduled agenda items, hearings, and discussion items, was included in the agenda packet for Commissioners to review. At their discretion, Commissioners may ask questions and receive a brief description from staff regarding the agenda.

[Draft Agenda](#)

COMMISSIONER COMMENTS AND ANNOUNCEMENTS

Adjourn to a regular meeting of the Planning Commission on April 11, 2006, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.